

MUNICIPAL FACILITIES COMMITTEE AGENDA

March 26, 2015 - North Conference Room

The meeting schedule for February 26th was cancelled.

21630 11th Avenue South – Des Moines 98198

5:30PM – 6:50PM

1. Approve minutes January 22, 2015 meeting.
2. Parks Recreation & Senior Services Master Plan Update - Patrice Thorell – 10 minutes
(Staff to provide an update on the Master Plan Questionnaire and outreach.)
3. 2015 Comprehensive Plan Update: Capital Facilities, Utilities and Public Service Elements & Parks, Recreation and Open Space Element - Denise Lathrop - Discussion item – 30 minutes
(Staff to provide an overview of the proposed amendments to the Capital Facilities, Utilities and Public Services Element and the Parks, Recreation and Open Space Element and solicit feedback from the Committee.)
4. Des Moines Yacht Club Discussion – Joe Dusenbury – 10 minutes
(Staff to provide a brief report on the meeting with the Des Moines Yacht Club and a discussion of the next steps in the negotiations re: access to the foot of the breakwater.)
5. Marina's Financial Sustainability Plan Update - Joe Dusenbury – 20 minutes
(Staff to provide a progress report on the plan, including a list of the capital improvement projects. Staff is seeking Committee input on the timing, sequence and funding of the CIP plan.)

Draft Minutes Des Moines City Council Municipal Facilities Committee – 1/22/2015

Meeting called to order: 6:00pm on January 22, 2015 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98918

Council Members

Melissa Musser – Chair (absent)
Matt Pina – Mayor Pro Tem
Jeremy Nutting – Council Member

City Staff

Tony Piasecki, City Manager
Joe Dusenbury, Harbormaster
Patrice Thorell, Parks & Rec. Director
Scott Romano, CIP Manager
Janet Best, Admin Asst.

Minutes of the 10/23/2014 meeting were unanimously approved.

AGENDA:

1. Waterland Adventure Center
2. Beach Park Dining Hall Project Update
3. J Dock Rebuild Update
4. Parks, Recreation and Senior Services Master Plan Update

MEETING:

1. The new Waterland Adventure Center Committee met in December. This new committee is comprised of both staff, community members and marketing professionals. The goal is to develop an action plan including timeline to market water related activities planned in 2015. Several ideas were discussed and the committee agrees accomplishment of them will set the stage for marketing the Des Moines Marina "Waterland" activities as a fun and family friendly destination.
2. Scott Romano provided a written report on the progress at the Dining Hall in 3 categories:
 1. Original Scope of Work Items and Completion Percentage. Five items were fully completed, four items were 50% complete and three items hadn't started yet.
 2. Additional Scope of Work Items to be Performed and Completion Percentage. Each of these were bid alternates and have not been completed.
 3. Potential Scope of Work Items that could be added by Using Project Contingency. These items included adding a kitchen hood system, adding kitchen equipment and adding a mini HVAC (heat only) system.

It was stated that the contractor is making great progress and is currently on schedule and within project budget.

3. Joe Dusenbury provided an update on rebuilding J Dock which included photos of the construction. The dock should arrive by water in mid February. They have needed to shuffle some boats to open locations but Joe believes they have enough room to accommodate everyone. Once complete, 6 more 32' slips will be provided.
4. Patrice Thorell stated that the Master Plan Committee has had 2 meeting thus far. In their second meeting the committee performed brainstorming activities on Des Moines present and future needs. They discussed outreach, survey options, and established Planning Work Groups. The committee will continue to meet monthly with the goal of providing a Master Plan to the City in October of this year. There are 27 citizens invited to participate on the Master Plan Committee and as needed, 21 staff and technical support people.

The meeting was adjourned at 6:50 pm.

Minutes submitted by: Janet Best, Admin Assistant

- Build more walking and biking trails to connect neighborhoods, parks and schools 1 2 3 4 5
- Build a Spray Park play area 1 2 3 4 5
- Build a Skate or Bike Park 1 2 3 4 5
- Build a community center with a gym, fitness and meeting rooms 1 2 3 4 5
- Expand Des Moines Senior Activity Center with a gym, fitness and meeting rooms 1 2 3 4 5
- Renovate existing parks and play/exercise equipment areas 1 2 3 4 5
- Renovate existing historical facilities (Field House, Beach Park buildings) 1 2 3 4 5
- Improve streetscapes with way finding signage, street banners and flowers 1 2 3 4 5
- Please list any other priorities: _____

6. Many of the City's parks and recreation facilities are aging and will require life and safety and/or public access renovations within the next six to ten years for continued use. **Check any of the following** funding options that you would support.

I would support a Bond or Levy to:

- Build new parks, play areas and recreation facilities
- Replace or repair historic landmarks
- Renovate the existing parks, play areas and recreation facilities.
- Replace or repair the existing Beach Park bulkheads and beach access
- Replace or repair the existing Marina bulkheads, pier and boardwalk

I would support parking or user fees to:

- Renovate the existing parks, play areas and recreation facilities
- Replace or repair historic landmarks
- Replace or repair the existing Beach Park bulkheads and beach access
- Replace or repair the existing Marina bulkheads, pier and promenade

Comments: _____

7. A. **Rank the importance** of recreation activities to the community with one (1) being the least important and five (5) being the most important.

<u>Programs/Services/Events:</u>	<u>Ranking:</u>		<u>Ranking:</u>
Arts/Beach Park Concerts	1 2 3 4 5	Martial Arts	1 2 3 4 5
Community Gardening	1 2 3 4 5	Open Gym	1 2 3 4 5
Enrichment Programs: Preschool	1 2 3 4 5	Private Facility Rentals	1 2 3 4 5
Youth	1 2 3 4 5	Recreation Scholarships	1 2 3 4 5
Adult	1 2 3 4 5	Sports: Youth	1 2 3 4 5
Senior	1 2 3 4 5	Adult	1 2 3 4 5
Festivals/Community Events	1 2 3 4 5	Senior	1 2 3 4 5
Fitness/Wellness	1 2 3 4 5	Technology	1 2 3 4 5
Free Summer Lunch Program	1 2 3 4 5	Volunteering	1 2 3 4 5
Inclusive (Special Needs) Recreation	1 2 3 4 5	Waterfront Sports	1 2 3 4 5
KHAOS After School & Camps	1 2 3 4 5		
What other recreation activities should be offered?	_____		

B. Does any member of your household participate in the recreation activities offered by the City? Yes ____ No ____

C. If yes, rate the overall quality of your experience with the above list of recreation programs:

Excellent ____ Very Good ____ Satisfactory ____ Unsatisfactory ____ No Opinion ____

Comments: _____

D. If no, what are the reasons?

- Don't have time for recreation
- Don't know about the recreation activities offered by the City
- Can't afford user fees
- Does not meet our household's need
- Other _____

8. A. **Rank the importance** of each of the listed human services to the community with one (1) being the least important and five (5) being the most important.

<u>Type of Service:</u>	<u>Ranking:</u>		<u>Ranking:</u>
Childcare Assistance	1 2 3 4 5	Job Training	1 2 3 4 5
Clothing Bank	1 2 3 4 5	Literacy Program	1 2 3 4 5
Domestic Violence Support	1 2 3 4 5	Medical/Dental/Mtl Health Care	1 2 3 4 5
Early Learning	1 2 3 4 5	Parenting Education	1 2 3 4 5
Emergency/Financial Assistance	1 2 3 4 5	Special Needs Programs	1 2 3 4 5
Housing Assistance	1 2 3 4 5	Transportation Assistance	1 2 3 4 5
Information & Referral	1 2 3 4 5		

Other needs not listed: _____

B. Does anyone in your household benefit from local human services programs? Yes ___ No ___

If yes, please list services: _____

9. Rank the importance of aquatic programs to the community, with one (1) being the least important and five (5) being the most important.

Aquatic Program:	Ranking:		Ranking:
Water Safety/Learning to Swim	1 2 3 4 5	Family Outing	1 2 3 4 5
Lap Swimming	1 2 3 4 5	Competitive Water Sports	1 2 3 4 5
Therapeutic Exercise	1 2 3 4 5	Playtime	1 2 3 4 5
Fitness Water Exercise	1 2 3 4 5	Private Rental	1 2 3 4 5
Special Needs	1 2 3 4 5		

10. A. Does any member of your household use the Mt. Rainier Pool in Des Moines? Yes ___ No ___

B. If no, what are the reasons?

- | | |
|---|---|
| <input type="checkbox"/> Don't know how to swim | <input type="checkbox"/> Can't afford user fees |
| <input type="checkbox"/> Don't have time for recreation | <input type="checkbox"/> Pool is too cool |
| <input type="checkbox"/> Don't know about the pool | <input type="checkbox"/> Pool is too warm |
| <input type="checkbox"/> Don't know where the pool is located | <input type="checkbox"/> Does not meet my need |
| <input type="checkbox"/> Parking is inadequate | |

Other _____

11. A. Rank your responses to the questions below in order of importance to you, with one (1) being the least important and five (5) being the most important. What would you like to see changed about the Mount Rainer Pool?

Changes to Pool:	Ranking:
Shallow Pool Added	1 2 3 4 5
Separate, Warm Water Pool Added	1 2 3 4 5
Move to a Different Location	1 2 3 4 5
More Time for Family Recreational Swimming/Playing	1 2 3 4 5
Gender Exclusive Swimming Time	1 2 3 4 5
More Spacious Locker Rooms	1 2 3 4 5
Separated Showers	1 2 3 4 5
Other _____	1 2 3 4 5

B. What other aquatic facilities should Des Moines have?

Facility Type:	Ranking:
Spray Park	1 2 3 4 5
Water Slide	1 2 3 4 5
Therapy (hot) Tub	1 2 3 4 5
Lazy River (water resistance walk)	1 2 3 4 5
Beachfront (zero) Entry	1 2 3 4 5
Meeting/Event Rooms	1 2 3 4 5
Dry Land Exercise	1 2 3 4 5
Outdoor Social Event Area	1 2 3 4 5
Other _____	1 2 3 4 5

Thank you for your participation, your response will help us chart the future of your community!

Please provide your contact information and e-mail address to receive the latest program, services, and event news from your Parks, Recreation and Senior Services Department.

Contact Name: _____ E-mail Address: _____

Address: _____ City _____ State _____ Zip Code _____

City of Des Moines

Parks & Recreation Facilities



Park Type

- Mini-Park
- Neighborhood Park
- Community Park
- Conservancy
- ▲ Right of Way
- Pool
- School
- Trails
- ▲ Waterfront
- ★ Historic Landmark

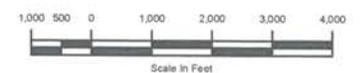
Trails

- Barnes Creek
- Des Moines Creek
- Redondo Creek

SR 509 ROW



Planning Areas



2015 Comprehensive Plan Update

Council Municipal Facilities Committee Meeting

March 26, 2015

Introduction:

The purpose of this item is to provide the Council Municipal Facilities Committee the opportunity to provide feedback on staff proposed amendments to “*Chapter 5: Capital Facilities, Utilities and Public Services Element*” and the “*Parks, Recreation and Open Space Element*” of the Des Moines Comprehensive Plan. The focus of the Committee discussion will be to provide feedback on the proposed amendments and policy questions.

The background and structure for the 2015 Comprehensive Plan Update has been previously discussed with the full Council. Key points discussed include:

- Formatting: update text and layout, add color and pictures, remove numbered paragraph format, and make text more concise and reader friendly (e.g., Healthy Des Moines Element).
- Background Sections: update to clarify purpose, streamline text, remove numbered paragraph format.
- Goals/Policies: remove duplicative language, combine like policies, improve layout, make goal/policy/strategy numbering consistent between plan elements.
- Strategies: rename “Implementation Strategies,” remove duplicative language, streamline.
- Overall: create a positive tone and remove negative language.
- Consider replacing the General Planning Element with a Vision Statement for the City and general introduction to the Comprehensive Plan.
- Adding an Economic Development Element or Economic policies to the Land Use Element.

What was intended as two year robust outreach and update process into about a six month timeframe, hence there are a lot of plan elements to review and update in a short timeframe.

Discussion:

These are working draft documents that are subject to change pending further staff analysis and Council and community input. To facilitate the discussion of the elements being reviewed, the track changes version of the document that has been reorganized into the new document format is attached.

Chapter 5: Capital Facilities, Utilities and Public Services Element

The Growth Management Act (GMA) requires that communities plan for capital facilities to ensure there is an adequate level of facilities and services in place to support development at time of occupancy or use, that new development does not decrease level of service below locally established standards, and that the City and/or other service providers have the ability to pay for needed facilities.

GMA requires that the Capital Facilities Plan Element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year capital facilities plan that identifies financing sources for the identified future facilities. In addition, demand for public services such as fire, police, schools and libraries must also be considered.

The City of Des Moines manages its own stormwater system, but all other utilities are owned and managed by others. Utility systems, include electrical, natural gas, telephone, cable, water, wastewater, and stormwater utilities. Staff has provided service providers’ Des Moines current population and employment forecasts for year 2035 and is still working to incorporate relevant updates to the Capital

Facilities, Utilities and Public Services Element. Following is list of the utility facility plans that have been or are in the process of being updated:

UTILITY DISTRICT COMPREHENSIVE PLAN SCHEDULE – as of 3/21/2015

Utility District / Service Area	Current	Scheduled	Draft Plan Review Committee/ Council	Adoption by Council
Highline Water <i>Central and No. Hill – main one</i>	2008	2015	Mid 2015	Late 2015
Midway Sewer <i>Central and No. Hill – main one</i>	2008	2015	Mid 2015	Late 2015
Lakehaven-Water <i>Redondo / Woodmont area Fed Way</i>	2006	2012 (plan valid until 10/15/2014)	Reviewed by Council	Mid 2015
Lakehaven-Sewer <i>Redondo / Woodmont area Fed Way</i>	2009	2015	Late 2015	2016
KCWD#54 <i>Downtown-small area</i>	2011	2017	2017	
SW Suburban <i>North end of North Hill-small area</i>	2006	2014	Reviewed by Council	Mid 2015

The Utility District Comp plans are renewed every 6 years through the following process:

1. Utilities issue a draft plan for comments.
2. Draft plan is reviewed by Committee and/or full Council.
3. Formal comments are submitted to the utilities for incorporation into the final Plan.
4. Final plan is adopted by Utility by resolution.
5. Final plan is submitted to the City for approval. City has 90 days from adoption date by the utility board to approve or approve with changes. If the city has not acted within 90 days or requested an extension (up to an additional 90 days), the plan is automatically approved by the City. Any changes should be reflected in a Final Plan addendum.

Chapter 6: Parks, Recreation and Open Space Element

The Parks, Recreation and Senior Services Division is in the process of updating the *Parks, Recreation and Senior Services Master Plan* which is expected to be complete in Fall 2015. Once complete, necessary updates to the corresponding *Parks, Recreation and Open Space Element* will be docketed with annual Comprehensive Plan amendments in Fall 2015 (separate from 2015 Amendment process).

The Parks, Recreation and Open Space Element has been reformatted, a new introduction added and the facility inventories removed with references to the Master Plan added. Staff is working to further align the goals, policies and implementation strategies, as such, they have not been renumbered at this

time. One challenge is to ensure that for every stated goal, there is a supporting policy and implementation strategy.

WORKING DRAFT

CHAPTER 6: PARKS, RECREATION AND OPEN SPACE ELEMENT

BACKGROUND AND CONTEXT

The Parks, Recreation, and Open Space Element contains goals and policies regarding how Des Moines parks, recreational facilities and open space will be acquired, designed, managed, and programmed. The City parks system contains __ parks totaling __ acres of park land and __ miles of trails (indicate year of data). These include open space, athletic fields, areas for informal play and recreation, and indoor recreation and rental facilities.

Comment [DL1]: Update per updated inventories.

The goals and policies in this element are taken from, and must be consistent with, the City's Parks, Recreation, and Open Space (PRO) Plan, which is required by the Washington State Recreation and Conservation Office (RCO) to remain eligible for grant funding. This element also connects and supports other comprehensive plan elements, such as the Land Use Element (through discussion of quality of life and public health), Transportation Element (through the discussion of trails, bikeways, and paths), the Environment & Conservation Element (through the objectives on water conservation and recycling), and the Healthy Des Moines Element (through the discussion of healthy eating and active living).

Consistent with the Comprehensive Plan's framework for sustainability and healthy communities, this element plays an important role in promoting good public health. Parks and recreation facilities provide opportunities for physical activity through the use of trails and athletic fields and participation in recreation programs, countering national trends toward physical inactivity and obesity. Studies have also shown that parks can provide mental health benefits, including reduction of depression and anxiety.

Background information for this element is found in the Parks, Recreation and Senior Services Master Plan (2009) which includes estimates of demand for parks, a needs assessment, as well as a discussion about opportunities to coordinate with other jurisdictions to provide parks. Refer to Section 1 of the Plan for this information. The Master Plan is currently being updated and is intended for adoption in Fall 2015. Upon adoption, this Parks, Recreation and Open Space Element will be amended to reflect the Master Plan update.

GOALS

- 6-01-01** Provide adequate and accessible recreational facilities and programs that are responsive to the diverse interests and needs of people of all ages, income levels, cultural or educational backgrounds, or physical abilities. Such recreational facilities and programs should satisfy outdoor and indoor, active and passive recreational needs and be appropriately distributed throughout the community.
- 6-01-02** Ensure that existing and planned park and recreation areas are protected from adverse impacts associated with incompatible land uses and/or transportation activities. Such adverse impacts may include traffic congestion, inadequate parking, surface water runoff, vibration, air and water pollution, noise, among others.
- 6-01-03** Ensure that park and recreation areas of local significance (cultural, historical, environmental, natural, wildlife, waterfront, tidal, special use or other) are identified and protected.
- 6-01-04** Maintain existing recreation facilities and sustain recreation programs. Actively seek funding to provide adequate recreation facilities and programs for underserved neighborhoods. Pursue joint-use and shared-cost opportunities such as: Interlocal agreements with other governmental agencies, collaborative opportunities with interdepartmental projects, public/private partnerships and volunteerism to develop new

parks and facilities and maintain existing parks and facilities. Encourage the State of Washington to maintain and preserve in a sustainable manner its park land located within Des Moines in perpetuity.

6-01-05 Support economic development through an aesthetically pleasing environment by providing: city gateways and signage to include directional road signs to recreational facilities; well maintained streetscapes; adequate parking at recreational facilities; and improving and maintaining waterfront facilities.

6-01-06 Utilize a ratio of 6.5 acres per 1,000 population combined park land (including mini, neighborhood, community, special use, sports fields/complexes, trails and pathways, conservancy and open space areas which are typically undeveloped) as a general guide in the acquisition of park lands.

6-01-07 Ensure community recreational needs are considered during planning stages of all single family, multi-family, subdivisions and planned unit residential developments; retail, commercial and business park development; educational institutions, utilities and other governmental facilities development.

6-01-08 Combine new recreational facilities with adjacent recreational, open space, municipal facility, pedestrian/bicycle transportation system or other appropriate areas as feasible. Joint use of such recreation areas should be encouraged. Design and development of such projects should be coordinated with the Parks, Recreation and Senior Services Department as part of the building permit process. (~~Chapters 17.36, 18.25, 18.45, 18.52 DMMC~~).

6-01-09 Implement Parks and Recreational Facilities Impact Fees for "park and facilities system improvements" necessary due to growth based on the development's proportionate share of system improvements that are reasonably related to the new development.

6-01-10 Utilize Park Impact Fees for "park and facilities system improvements" and/or "project improvements" which are "on-site" and provide service for a particular new development.

6-01-11 Implement as required by State law, improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

6-01-12 Implement sustainable park and facility design and construction practices that result in facilities that are high-performing, good for the environment, healthy, and enriching for our park visitors and building occupants.

POLICIES AND IMPLEMENTATION STRATEGIES

Policies

6-03-01 Park Land Acquisition

- (1) Develop and maintain procedures and priorities for the selection, classification and acquisition of park lands and the use of such lands for recreation purposes. All lands designated for recreation purposes shall be suitable for the intended recreation activity.
- (2) Work with other entities and public agencies (Highline and Federal Way School Districts, Highline Community College, State Parks and Utility and Jr. Taxing Districts) to maximize opportunities for acquisition of land that qualifies for the City's park system through Interlocal agreements for "right-of-use" and/or joint development agreements, land transfers, lease, property exchange, dedication and surplus or easement land acquisition procedures.

- (3) Utilize the resources of national, regional and local conservation organizations, corporations, non-profit associations and benevolent entities to identify and acquire environmentally sensitive land, urban wildlife habitat or preservation areas.
- (4) Identify lands that enhance the appearance and character of the City. Such lands may serve as community or neighborhood separators, create gateway features into Des Moines, enhance the park system, or link existing natural or built amenities.
- (5) Preserve significant critical areas as passive open space. Where appropriate, the City may construct improvements that enhance the public's awareness of, and appreciation for, natural areas. ~~(chapter 19.20 DMMC).~~
- (6) Ensure that the quantity and quality of park land increases proportionately with population growth. Des Moines should use a variety of means to provide recreational opportunities.
- (7) Establish a Park Impact Fee program to replace the current park in-lieu provisions that address the long term need to provide park space for future population growth.

6-03-04 Park & Facility Improvement

- (1) Provide for the orderly and comprehensive planning of park lands and recreation resources through design standards, specific site planning and Master Plan procedures. Such procedures should respond to public need and service area requirements for park and recreation services. Actively seek joint- development and programming opportunities with intergovernmental and private partners and the application of reasonable standards and conditions for such use.
- (2) Park and facility design shall conform to local ordinance or recognized Standards for access, safety, environmental sustainability, health and protection of humans, domestic animals, wildlife and tidal life. Park development shall be of high quality and aesthetically pleasing, sensitive to the opportunities or constraints of the natural, physical or architectural environment.
- (3) Encourage and support development of local neighborhood and community-based programs for park improvements, including participation of civic clubs, non-profit organizations, neighborhoods, schools, churches, businesses, and other organized volunteer groups.
- (4) Provide barrier-free access by modifying existing facilities when designing and/or constructing new recreation and open space facilities and services.
- (5) Provide basic amenities at recreation and open space facilities such as lighting, seating, drinking fountains, trash receptacles, bicycle racks, shelters, signage and parking whenever possible and appropriate.
- (6) Recreational facilities should be connected by linear open spaces, pedestrian paths, or bicycle routes. Linkages between Des Moines' waterfront facilities along Puget Sound connecting from Des Moines Creek Trail (North Hill) to Redondo are a priority for the park system.

6-03-05 Recreation, Senior, Social and Cultural Programs & Services

- (1) Provide recreation programs that are responsive to population age group and economic demographics and area growth needs. Provide programs and services which are both non-fee and user-fee based as appropriate to achieve a balance within a variety of recreational programs and services offered throughout the community.
- (2) Promote or sponsor community events, family programs and other social activities that serve special populations of the community in terms of age groups, ethnic groups or cultural heritage and youth at risk.
- (3) Develop and participate in joint recreation programs and services with school districts, law enforcement, arts and heritage agencies, human services agencies, tourism agencies, social agencies and other community groups and associations, as well as surrounding communities or neighborhoods within the local or sub-regional area.

6-03-06 Park Operations & Maintenance

- (1) Develop and maintain a maintenance management schedule using best management practices that identifies preventative maintenance, remedial maintenance and deferred maintenance programs for park lands and facilities including all structures, site improvements and tool or equipment resources.
- (2) Establish maintenance service programs that protect public property; preserve its value; ensure its intended use, life expectancy, safety, cleanliness, security and appearance; and promotes community pride.
- (3) Establish maintenance service programs that encourage sustainability to: protect natural resources, reduce waste and recycle resources, minimize dependence on water and fertilizers, and include integrated pest management.
- (4) Develop and maintain the appropriate park rules and regulations that serve the continuing need to ensure access, safety, law enforcement, environmental protection and protection of park sites and recreational resources as public assets.

6-03-07 Economic Development

- (1) Identify and increase opportunities for public access to the public shoreline of Puget Sound and the number and variety of recreational opportunities provided at waterfront parks and the Marina.
- (2) Identify and participate in growth management related public services fees, Hotel/Motel tax and tourist related revenues and/or voted levy assessments in order to fund projects that are identified by the public as needed. Both public and private revenue sources will be employed to achieve a balance of equity and cost to the taxpayer through increased private and non-profit participation in recreation service activity.
- (3) Identify alternative funding programs administered by local, state and federal agencies or other public or private sources which are in the form of grants, loans or other funding mechanism.

- (4) Make pedestrian-friendly improvements to downtown, Pacific Ridge, Midway, East Woodmont and Redondo for all citizens regardless of ability. Enhance business district rights-of-way with enhanced landscaping, way finding directional signs, and pedestrian pathways and areas in a manner that encourages pedestrian interaction between neighborhoods, recreation facilities, schools, business areas, waterfront parks, and the Marina and transportation links.

6-03-08 Healthy Community

- (1) Provide fresh food and beverage options in City-sponsored meetings and recreational programs to promote healthy eating habits.
- (2) Identify City park lands as possible locations for community gardens, fruit/vegetable stands, mini farmers markets, and Community Supported Agricultural (CSA) distribution sites to improve access to fresh food.
- (3) Support joint-use agreements for publicly-owned property, schools or church properties, to increase opportunities for active living.

Implementation Strategies

6-04-01 Conserve Open Space Land for Natural, Cultural & Recreation Values:

- Coordinate and maintain procedures for conservation of open space through mechanisms such as zoning, donation, purchase of easements, conservation easements with coordinated planning, taxing and management actions.
- Ensure that proposed land-use and transportation facilities that would subject locally significant parks, golf courses, ball fields, outdoor spectator sports areas, amusements areas, riding stables, nature trails and wildlife refuges to exterior noise exposure levels which exceed limits identified in ~~(chapter 18.38 DMMC)~~the DMMC are opposed or include mitigation measures commensurate with the magnitude of adverse impact anticipated.
- Where appropriate for recreation or open-space purposes, transfer derelict land, easements, tax delinquent land, surplus roadway/highway rights-of-way, and other land not presently in productive use where such land can be used for land exchange, purchase or long-term leases.
- Make maximum use of lands associated with surface water management and other public utilities to meet recreation needs.
- Enforce regulations for new residential, business, commercial or industrial development and redevelopment which require either the dedication of park lands, provision of recreation facilities and/or payment of impact fees or fees in-lieu of land to a park and recreation trust fund.
- Work with conservation groups and the private sector to encourage donations, bargain sales of land or recreation or conservation easements through equitable incentives and to identify, acquire and conserve or manage natural open space areas and other recreational land.

6-04-02 Encourage Joint Use of Existing Physical Resources:

- Where appropriate, establish joint-use recreational facilities while ensuring recreation services to the entire community. Utilize school sites and public buildings for recreation and service programs through establishing joint purchase and/or use agreements.
- Develop specific agreements and reciprocal no-fee policies which encourage park use by school groups and school use by recreation user-groups of all ages.
- Encourage joint use for recreation wherever lands and facilities are suitable and committed to other private and public purposes, including City, county/state properties, utilities rights-of-way, and the property of institutions and private corporations.
- Encourage use of local park and recreation facilities for a wider range of human services delivery (i.e., health information, consumer protection, nutrition, seniors, child care, bookmobiles, playmobiles, etc.).

6-04-03 Encourage the Planning, Development and Full Utilization of Trails as Recreation Facilities:

- Plan urban trail systems for maximum pedestrian and bicycle access to parks, schools, transit centers, business districts and employment areas as an alternative to automobile access. Also, plan trail systems that link adjoining communities and urban areas leading to rural or natural areas.
- Develop specific plans for trails to be used as guides in creating coordinated recreation and transportation systems for pedestrian and all non-motorized vehicles or forms of transportation.
- Key pedestrian and bicycle routes should be those identified by the 2009 Des Moines Comprehensive Transportation Plan- Chapter 5 Pedestrians and Bicyclists.

6-04-04 Provide Appropriate & Responsive Recreation Services through Specific Planning:

- Coordinate recreation planning with other human services planning, including schools and law enforcement; coordinate park and facility planning with land-use planning in the City and sphere areas and surrounding communities or neighborhoods.
- Provide for the needs of special populations including those who are economically disadvantaged, physically challenged and developmentally disabled in park facility planning, design and program services.
- Participate in Federal and State bonds and grants programs to ensure that the City is taking full advantage of all appropriate local and non-local sources of financial assistance.
- Conduct a demographics analysis and citizen participation and recreation preference surveys every 1-3 years to determine and/or adjust recreation needs data.
- Encourage ongoing community input into the development and management of park facilities, programs and services through citizens committees working ~~along-side~~alongside the Parks, Recreation & Senior Services Department.

- Promote environmental education through guided nature trails, environmental education programs and environmental improvement programs sponsored by the City and local educational institutions and non-profit organizations.
- Promote historical and cultural education through the preservation of historical sites and promotion of performing, literary and visual arts, community festivals and special events that extol and promote the cultural and historical heritage of the City of Des Moines.

6-04-05

Park and recreation areas that exhibit one or more of the following characteristics may be designated by the City to be of local significance:

- The park or recreation area contains significant recreation or cultural opportunities or facilities, such as waterfront access, historic district, amphitheaters, museums, public art, community centers, sports complexes, regional trails, marinas, etc.
- The location, geography, configuration or facilities of the park or recreation area is/are especially appropriate for use by particular population groups (e.g., the elderly, pre-school children, the disabled).
- Because of its location, age, or scale, it is an easily identifiable visual feature and contributes to the distinctive quality or identity of the community or city.
- The park or recreation area contains unusual or special botanical or wildlife resources.
- The park or recreation area contains critical areas as defined in the Zoning Code that serves a significant role or provides a significant function in the natural systems within Des Moines.
- It is associated in a significant way with a historic event, structure, or person with a significant effect upon the community, city, state, or nation.
- It is associated in a significant way with a significant aspect of cultural heritage of the community, city, state, or nation. (~~chapter 19.20 DMMC~~)

CHAPTER 5: CAPITAL FACILITIES, UTILITIES AND PUBLIC SERVICES ELEMENT

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BACKGROUND AND CONTEXT

The Capital Facilities Element discusses facilities needed for public services that will support planned population and employment growth. This element helps the City to ensure that the right facilities are in the right place to support the development that is planned in the Land Use Element. It also supports other elements, such as Transportation and Parks, Recreation, and Open Space, which drive the policy for capital facilities on those topics. By planning ahead to identify which facilities will be needed, the City is better able to ensure that expectations for quality of service (the “adopted Level of Service”) can be met. Consistent with this direction, goals and policies in this element guide the City to have facilities that adequately support new development, address any past deficiencies, and maintain their stated Level of Service.

Capital facilities, utilities, and public services include a variety of properties, improvements and services often administered by governmental agencies for the general public. Examples of capital facilities include City administration buildings, libraries, parks and recreational facilities, and public schools. Utilities include electric, telecommunication, natural gas lines, and refuse collection.

Certain facilities and utilities are owned/offered by the City of Des Moines while others are owned/offered by other agencies, special districts, or companies. Public services provided by the City include police protection, transportation, and surface water management.

Transportation and circulation-related facilities are addressed in the Transportation Element and the Comprehensive Transportation Plan. Parks, recreation, and open space are addressed in the Parks, Recreation, and Open Space Element and Parks, Recreation, and Senior Services Master Plan.

The population of the City of Des Moines has increased with the development and redevelopment of City land. The City of Des Moines also has grown in size and population by annexation of unincorporated lands, and is now entirely surrounded by other incorporated cities and water. There is little room left for expansion except by infill. It is expected that the number of persons within the City will continue to increase through the 2035 year planning horizon of this Plan.

The availability of capital facilities, utilities, and public services directly influences the quality of life in Des Moines. Adequate facilities, utilities, and services are needed to ensure that those who reside and work in Des Moines are reasonably free of safety and environmental hazards, and provided with desired public services.

The increase in population within the City has created a corresponding increase in the demand for capital facilities, utilities, and public services. The demand for, and the delivery of facilities, utilities, and services is influenced by regional factors, such as regional population densities, and the services provided by other jurisdictions. These regional factors must be considered in the planning for adequate facilities and utilities.

The siting, construction, and operation of capital facilities and utilities, including essential public facilities, has sometimes resulted in adverse impacts upon nearby properties and the natural environment. The City currently receives more than its fair share of adverse impacts associated with air transportation. Therefore, as permitted by state and federal law, before permitting the siting or expansion of any capital facilities or utilities it is

extremely important that comprehensive environmental review of such proposals be completed so that decision makers are fully informed of the proposal's adverse impacts and whether adequate mitigation measures can be implemented to mitigate such impacts.

Comprehensive plans and capital improvement plans have been prepared by many of the providers of public facilities, utilities, and services within Des Moines. Such plans are applicable to Des Moines' Comprehensive Plan in that they contain detailed inventories of existing improvements, projected demand for services in the future, and funding strategies for capital improvements. The following references should be consulted for detailed information regarding existing and planned Capital Facilities, Utilities, and Public Services:

- (1) City of Des Moines Comprehensive Marina Master Plan
- (2) City of Des Moines Surface Water Management Program
- (3) City of Des Moines Comprehensive Transportation Plan
- (4) City of Des Moines Six-Year Capital Improvement Program
- (5) City of Des Moines Parks, Recreation and Senior Services Master Plan
- (6) King County Water District #54 CFP (2004)
- (7) Highline Water District Water Facilities Plan (2006)
- (8) Lakehaven Utility District Water Facilities Plan (2006)
- (9) Midway Sewer District CFP (2008)
- (10) Southwest Suburban Sewer District Sewer Plan (2006)
- (11) Lakehaven Utility District Sewer Facility Plan (2009)
- (12) Highline School District Facility Plan (2009)
- (13) Federal Way School District 2011 Capital Facilities Plan

An inventory and analysis of the publicly owned capital facilities, and public/private utilities within the City of Des Moines are summarized below. **More detail is provided in Appendix E.**

- (1) **City Administration:** The City of Des Moines owns several properties and buildings that are used for the administration of City services. The maintenance, improvement and expansion of City facilities is guided by a six-year capital improvement program and an annual budget approved by the City Council. The capital improvement program prioritizes projects, establishes improvement schedules, and identifies revenue sources.
- (2) **Electricity:** The transmission of electricity to the City is regulated by the Washington Utilities and Transportation Commission and is delivered by Puget Sound Energy.

- (3) **Fire Protection:** Fire protection and other emergency services within the City are provided by South King County Fire and Rescue. These services are guided by the comprehensive plans of the districts/departments.
- (4) **Hazardous Waste Collection and Disposal:** The collection and disposal of hazardous waste within the City is provided for through an Interlocal Agreement between King County and the municipalities within the City. The Local Hazardous Waste Management Plan for Seattle-King County provides for regional coordination and funding of this program.
- (5) **Library:** Library services in the City are provided by King County Library District. Adopted level of service guidelines direct the construction and expansion of library facilities. The Highline Community College also operates a library that is utilized by many residents of the City.
- (6) **Marina:** An 840-slip marina along Des Moines' shoreline is owned and operated by the City of Des Moines. The City's capital improvement program and annual budget guide the expenditure of funds for the operation of the facility. The ~~2001~~ 2007 Comprehensive Marina Master Plan identifies near-term and long-term capital improvements, funding strategies and project schedules for the existing marina.
- (7) **Natural Gas:** Natural gas is distributed in the Puget Sound region by Puget Sound Energy. This utility is regulated by several governmental agencies. A franchise agreement authorized by the Des Moines City Council provides additional level of service requirements for the delivery of natural gas to customers within the City's corporate limits.
- (8) **Parks and Recreation:** Publicly owned recreational facilities within the City are operated by the City of Des Moines, the State of Washington, and the Highline and Federal Way School Districts. A regional dog park is located in the City of SeaTac. City, County and State Parks and Recreation Plans guide the administration of recreational programs of the respective jurisdictions. Various services, such as the Des Moines Senior Center, are provided at one or more of Des Moines' recreational facilities. The 2003 Parks, Recreation and Senior Services Master Plan will help guide the scheduling and funding of future capital and programmatic improvements. (See Chapter 6)
- (9) **Police:** Police protection is provided by the City of Des Moines. The City of Des Moines also has interlocal agreements with the Cities of SeaTac, Kent and Normandy Park; King County, the State of Washington, and the Port of Seattle.
- (10) **Postal Service:** The US Postal Service operates one facility and one contract station within the City.
- (11) **Sanitary Sewer:** The Midway, Southwest Suburban, and Lakehaven Utility Districts provide for the collection, treatment, and disposal of effluent. These services are directed by the comprehensive plans adopted by these districts. A portion of the City is still served by septic systems.
- (12) **Schools:** Publicly owned educational facilities are operated by the Highline and Federal Way School Districts, Highline Community College and Central Washington University. Several private schools are also located within the City.

Highline and Federal Way School Districts provide K-12 educational programs to all students who live in the respective service areas.

Highline School District has four elementary schools (Des Moines, Parkside, Midway, and North Hill), one middle school (Pacific), and two high schools (Aviation and Mount Rainer) located in Des Moines. The *2009 Capital Facilities Improvement Plan* identifies the District's 4-year prioritized projects, funding, and construction schedule for facility improvements. Three of the four elementary schools (Parkside, Midway, and North Hill) and one of the high schools (Mount Rainer) have been replaced over the past decade, resulting in modern facilities equipped with technology required for today's education.

Federal Way School District serves the southern part of Des Moines (south of South 252nd Street). Woodmont Elementary is the District's only school located in Des Moines. The District's *2011 Capital Facilities Plan* adopted in May 2010, sets forth the capital improvement projects and services to be implemented over the next several years. The plan includes new school construction, purchasing and siting of temporary facilities, and services operation.

Highline Community College (HCC) provides post secondary education and degree programs. Founded in 1961 as the first community college in King County, HCC is nationally and internationally recognized as a premier community college and is one of 34 community and technical colleges in Washington State. The college's main campus is located on an 80-acre wooded site in the South Des Moines Neighborhood. Classes are also provided at the Marine Science and Technology Center (MAST) at Redondo Beach. The MAST facility was completed and reconstructed in 2008 and is home to the third largest salt water aquarium in Washington State. HCC provides two branch campuses located in Burien and White Center.

Central Washington University (CWU) operates a branch campus at HCC. CWU is a comprehensive, four-year public university offering both baccalaureate and master's degree programs at its main and branch campuses.

- (13) **Solid Waste Collection and Disposal:** Allied Waste Disposal Company provides for the collection and disposal of solid waste within the City. These services are regulated by the Cities of Des Moines, Kent, and SeaTac, and the Washington Utilities and Transportation Commission. Recyclables collection service of specified materials is available to households and businesses through solid waste haulers.
- (14) **Surface Water Management:** The collection and disposal of stormwater in the City is provided by the City of Des Moines.
- (15) **Telecommunication:** Qwest delivers telecommunication service for the City as regulated by the Washington Utilities and Transportation Commission. Cable Television is provided by Comcast Cable Services. Cellular telephone services are provided by Cingular, Nextel, Qwest Cellular, Sprint PCS, T-Mobile, and Verizon Wireless.
- (16) **Transportation Facilities:** State and Regionally owned transportation facilities are listed in the GMA as essential public facilities to be sited. Details of transportation facilities inventories, future needs and plans are provided in the City of Des Moines Comprehensive Transportation Plan.

- (17) **Water:** Domestic water within the City is provided by King County Water District 54, Highline Water District, and Lakehaven Utility District. Each of these districts' operations is guided by a water system plan. A significant portion of the water available in the City is purchased from the Seattle and Tacoma Water Departments.
- (18) **South County Correctional Entity (SCORE) Jail:** Pursuant to an interlocal agreement, the Cities of Auburn, Burien, Des Moines, Federal Way, Renton, SeaTac, and Tukwila are jointly developing a consolidated misdemeanor correctional facility in the City of Des Moines. As part of this agreement, an autonomous public agency, SCORE was formed and represents almost 340,000 citizens in South King County. Located at 20817 17th Avenue South, the 137,000 square foot facility will employ approximately 120 individuals and house up to 820 inmates

GOALS

CF 1 ~~5-01-01~~ *To ensure adequate public facilities appropriate for the delivery of public services and utilities to accommodate the demand associated with current and future land uses. Such services and utilities should be provided in a manner that maximizes public safety and minimizes adverse environmental impacts.*

POLICIES AND IMPLEMENTATION STRATEGIES

~~5-03-01~~ **CF 1.1** To the extent permitted by law, Des Moines should require that the plans of the agencies identified in this Plan be consistent with the City of Des Moines Comprehensive Plan.

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5-04-01 Utilize the plans of providers of facilities and utilities within the City to supplement this Comprehensive Plan Element. For City of Des Moines planning purposes, this Comprehensive Plan should take precedence when such facility/utility plans may conflict.

~~5-03-02~~ ~~To advance the City's interests, Des Moines should promote cooperative working relationships between Des Moines and the other municipalities, agencies and districts identified in this Comprehensive Plan.~~

~~5-03-03~~ **CF 1.2** Planning for utilities and public facilities should be recognized as the primary responsibility of the government or private agency providing the corresponding services. Des Moines should generally participate in the development of, and rely upon, plans prepared by each agency undertaking facility and capital improvement planning.

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~~5-04-02~~ **CF 1.2.1** Coordinate Des Moines' land use planning with the facility/utility planning activities of agencies and utilities identified in this Comprehensive Plan Element. Encourage, and to the extent permitted by law, require providers of public services and private utilities to utilize the Land Use Element of the City of Des Moines Comprehensive Plan in planning for future facilities. Encourage, and to the extent permitted by law, require providers of public facilities and utilities update their comprehensive plans on a regular basis and in a timely manner.

~~5-03-04~~ **CF 1.3** ~~Des Moines should not allow land development to exceed the capacity of~~ **Ensure** essential capital facilities/utilities (i.e., domestic water, fire protection, sanitary and storm sewer, transportation, etc.) ~~Such facilities should be~~ **are** available at the time of development.

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5-04-03 CF 1.3.1 Adopt procedures that encourage mutual review of, and comment on, proposed actions and policies between Des Moines and other providers of public services. Review of development proposals by providers of public facilities and utilities should ensure that there will be sufficient capacity at the time of development.

5-03-05 CF 1.4 City plans and development regulations should identify, and provide a process for consideration of, the siting of essential public facilities. Essential public facilities should include: A) domestic water, sanitary sewer, public schools, and fire protection; B) difficult-to-site facilities such as those identified by RCW 36.70A.200 and County-wide Planning Policies; and C) essential state facilities specified by the office of financial management. Des Moines should not accept a disproportionate share of the adverse impacts resulting from the siting of essential public facilities.

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5-04-04 CF 1.4.1 Utilize the plans of public facility and utility providers, and the Des Moines Capital Improvement Plan, to identify lands useful for public facility or utility purposes. Essential Public Facilities as defined by RCW 36.70A.200 are processed as Unclassified Use Permits (UUP) unless the use is permitted outright in a given zoning classification.

CF 1.4.2 Cooperatively work with surrounding municipalities and King County during the siting and development of facilities of regional significance.

CF 1.4.3 As permitted by state and federal law, including the lawful exercise by the City of its SEPA authority pursuant to RCW 43.21C.060, City approvals related to essential public facilities, operations and activities within the City of Des Moines ~~associated with Sea-Tac International Airport~~, including but not limited to, necessary support activities, connected-actions and projects, may include conditions ~~which that~~ are necessary to mitigate specific adverse environmental impacts on the City of Des Moines identified in environmental documents prepared pursuant to SEPA. ~~The City may decide not to approve such facilities or operations if the City finds: (a) the proposal would likely result in a significant adverse environmental impact(s) identified in a final or supplemental environmental impact statement prepared under SEPA, and (b) reasonable mitigation measures capable of being accomplished are insufficient to mitigate the identified impact(s).~~

Comment [d1]: This needs to align with UUP criteria.

5-03-06 CF 1.5 Des Moines should generally rely on the level-of-service standards/guidelines used by public facility and utility providers for determining adequacy and concurrency. ~~When desired, Des Moines should establish a public process whereby other level-of-service (LOS) standards are adopted for public facilities and utilities. Unless other LOS standards are adopted, the LOS guidelines outlined in the Public Facilities and Utilities Implementation Strategies should be used to determine adequacy and concurrency.~~

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5-04-09 CF 1.5.1 Implement the following level-of-service standards, unless other LOS standards are adopted elsewhere:

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- (1) **Collection and Disposal of Solid and Hazardous Wastes:** Require that collection service for garbage, recyclable materials, and yard waste be available to all properties within the City. Include level-of-service provisions in contract/franchise/license agreements. Cooperatively work with King County and related agencies for collection and disposal of hazardous wastes, and public education regarding hazardous wastes.
- (2) **Electrical Service:** Coordinate land use and facility planning to allow for siting and construction of distribution facilities that provide electrical power with minimal periods of service interruption. Carefully evaluate proposed high-voltage distribution facilities

for adverse EMF impacts. Include level-of-service provisions in contract/franchise/license agreements.

- (3) **Fire Protection:** Coordinate land use planning, development review, and fire protection facility planning to ensure that: a) adequate fire protection and emergency medical service can be provided; and b) project designs minimize the potential for fire hazard.
- (4) **Libraries:** Continue to receive library services from the King County Library System as long as King County continues to provide a variety of library services from centrally located facilities with convenient hours of operation. Include level-of-service provisions in contract/annexation agreements. Patronage privileges for Des Moines residents are available at the Highline Community College Library.
- (5) **Marina:** Implement capital improvement projects identified in the Marina Master Plan to help the Marina maintain a competitive advantage in attracting moorage tenants and guests, support in-water activities and make the Marina more attractive and pedestrian friendly. Continue to serve as a boating facility while simultaneously promoting the Marina as a premier destination for those arriving by automobile, bicycle, or on foot.
- (6) **Natural Gas:** Promote the extension of distribution lines to unserved areas. Coordinate land use and facility planning to allow for siting and construction of natural gas distribution facilities that provide natural gas with minimal periods of service interruption. Include level-of-service provisions in contract/franchise/license agreements.
- (7) **Parks and Recreation:** Level of service standards for parks and recreation facilities are provided in the Parks, Recreation and Open Space Element.
- (8) **Police Protection:** Coordinate land use planning, development review and police protection facility planning to ensure that: a) adequate police protection can be provided; and b) project designs discourage criminal activity.
- (9) **Postal Service:** Encourage improvements to US Postal Services as necessary for residents and businesses.
- (10) **Public Education:** Coordinate land use planning, development review and school facility planning to ensure that: a) adequate school facilities will be available to accommodate anticipated increases in students; and b) project designs include safe pedestrian paths for school-age children.
- (11) **Sanitary Sewer:** Require that all new developments have sanitary sewer. Encourage or require the extension of sewer service to unserved developed areas. Priority for such extension should be given to areas where septic failures are common, or where the number or "density" of septic facilities exceeds the filtering capacity of the underlying soils. Allow new development to utilize septic drain fields as an interim sewer system only when all of the following conditions are present:
 - (a) Underlying soils allow for proper percolation without undue adverse impact; and

- (b) Sanitary sewer is not within reasonable proximity of the development site; and
 - (c) A binding "no protest" agreement is provided requiring contribution toward extension of, and connection with, the sanitary sewer system when it is available; and
 - (d) The development site represents a small, isolated, vacant or under-developed parcel in an area of developed properties not served by sanitary sewer.
- (12) **Stormwater Management:** Require new development and redevelopment to install on-site stormwater detention and treatment as needed in a manner consistent with the City's National Pollution Discharge Elimination System (NPDES) Phase II permit, the standards of the King County Surface Water Design Manual, and the best management practices of the King County Stormwater Pollution Prevention Manual. Adopt maximum lot coverage policies or standards with respect to impervious surfaces. Require all multifamily development to provide a designated area for vehicle washing in a manner to control rinse water runoff.
- (13) **Telecommunications:** Advocate the development/maintenance of facilities necessary to provide telecommunication services as needed to accommodate population growth and advancements in technology. Include level-of-service provisions in franchise/license agreements. Advocate local regulation of telecommunication services and support state legislation that provides for optimal service from monopolistic providers.
- (14) **Transportation Facilities:** Level of Service standards for transportation facilities are provided in the Transportation Element.
- (15) **Water:** Require that new development have adequate water supply for consumption and fire flow. Advocate the upgrading of existing lines, supply sources, and storage facilities as necessary in areas where fire flow is inadequate.

5-04-05CF 1.5.2 Require new development to contribute to the construction, renovation, or expansion of necessary public facilities. Support the establishment of late-comer agreements to ensure that adequate public facilities and utilities will be provided and equitably funded. Establish processes whereby impact fees can be collected for facility and utility improvements as permitted by State Law.

5-03-07CF 1.6 New or expanded facilities/utilities should be compatible with surrounding land uses; such facilities should minimally impact the natural or built environment.

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5-04-06CF 1.6.1 Limit new development until necessary public facilities and/or utilities are available. If necessary, reassess the Land Use Element if probable funding or land for public facilities or utilities will not be available to accommodate demand.

5-03-08CF 1.7 ~~Des Moines should e~~Encourage, and to the extent permitted by law, require implementation of resource conservation practices to extend the useful life and capacity of existing and planned facilities.

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5-04-07CF 1.7.1 Prohibit or limit the construction of facilities/utilities where such construction would result in severely adverse environmental or public health impacts, or where such construction would encourage land development inconsistent with adopted City policies. Adverse impacts may include, but are not limited to: excessive noise or traffic, the discharge of pollutants into the air or

water, or harmful electromagnetic fields. Ensure that such improvements will not result in significant adverse impacts upon the surrounding land uses or the natural environment. Utilize the permitting authority and processes provided by the Des Moines Municipal Code during review of proposed facilities.

5-04-09CF 1.7.2 Encourage, and to the extent permitted by law, require the implementation of resource conservation measures through various means, such as public education, energy-conserving construction techniques, and alternative landscaping provisions. Encourage, and to the extent permitted by law, require providers of public facilities and utilities to implement public education and information programs that describe the benefits of conservation.

CF 1.8 Provide for the siting of electrical vehicle infrastructure as required by HB 1481. Electrical vehicle infrastructure includes structures, machinery and equipment necessary and integral to support an electrical vehicle including battery charging stations; rapid charging stations and battery exchange stations.

Implementation Strategies

5-04-105-04-09 Require the undergrounding of utility lines as specified by the DMMC to minimize public safety hazards, visual clutter, and the obstruction of views. Encourage the undergrounding of utilities throughout Des Moines. Encourage the use of shared corridors for several utilities.

5-04-115-04-10 Require adequate screened space in multifamily and commercial developments for on-site recycling containers.

5-04-125-04-11 Identify facility needs for the provision of City services; explore funding options to accommodate those needs. Ensure that City facilities are sufficient in quantity and quality to allow for superior public service.

5-04-135-04-12 Adopt ordinances as necessary to ensure that new public facilities and utilities include all improvements needed during use of the facility/utility, such as adequate on-site parking, appropriate signs, and lighting.

Memorandum

To: Municipal Facilities Committee

From: Joe Dusenbury, Harbormaster

cc:

Date: 3/20/2015

Re: Recap: Meeting with the Des Moines Yacht Club Leadership Team

Staff and Council Members met with the Des Moines Yacht Club at the end of last month (Dave Kaplan, Matt Pina, Joe Dusenbury and Michael Matthias). There were two items on the agenda. The first item was a discussion of the Club's South Sound Opening Day celebration and how the City can help promote it. They hope to get more community involvement in the event. The group was able to give them several good suggestions and it looks like it will be a successful event for them.

The second item was a discussion about the current agreement and specifically, how the City could get some access across their property to the foot of the breakwater which would enable us to go ahead with the "Breakwater Walk" idea. This was a more difficult discussion but there was some agreement that if a "Breakwater Walk" would give us some relief from the DNR lease rent, that would be good for everyone. Staff believes there was also some agreement that the 48 year old agreement between the Club and the City needed to be re-worked but, naturally the Club leadership was not too enthused about it. They asked us to research the old easements and to prepare a proposal with some options to bring back to a future meeting. The Mayor asked staff to bring the Municipal Facilities Committee up-to-date on this issue at the next meeting in March.



S 227TH ST
Easement #4

7TH AV

6TH AV

(Parker)
From Parker
to Vagabond

570.38

Easement #3

264.29

(Vagabond) From
Vagabond To
Parker Properties

365.03



S 226TH ST

DOCK AVE S

6TH AVES

S 227TH ST

EASEMENT
OPTION #1

OPTION #3

EASEMENT
OPTION #2



Scale In Feet

Des Moines Marina Easement Options



MarinaEasementOptions.mxd
Map Generated: Mar 16, 2015
©2015 City of Des Moines GIS



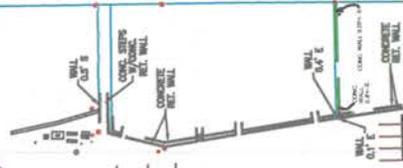
Marina Presentation

Municipal Facilities Committee Meeting

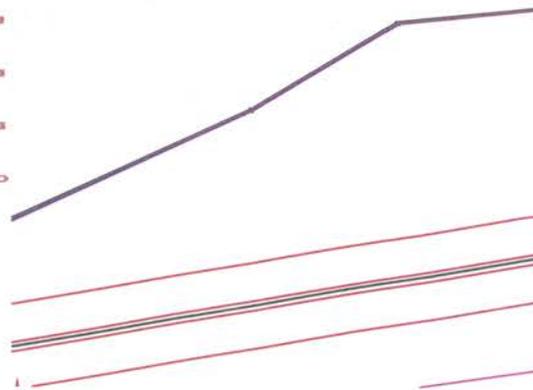
1. Review Outline of "Marina Sustainability Plan" given to Council on January 22, 2015
 - Scope of Work
 - Update Model
 - SWOT
 - Financial Projections
 - Business Plan
 - CIP Plan
 - Appendix – Plate Survey
2. SWOT
 - Competitive Advantages
 - Actions to Maintain or increase the Marinas Competitive Advantage
3. CIP List and Time Line
4. Financial Projections
5. Business Plan
 - Revenues
 - Moorage
 - Fuel Sales
 - Leases
 - New Revenues – (Pay Parking)



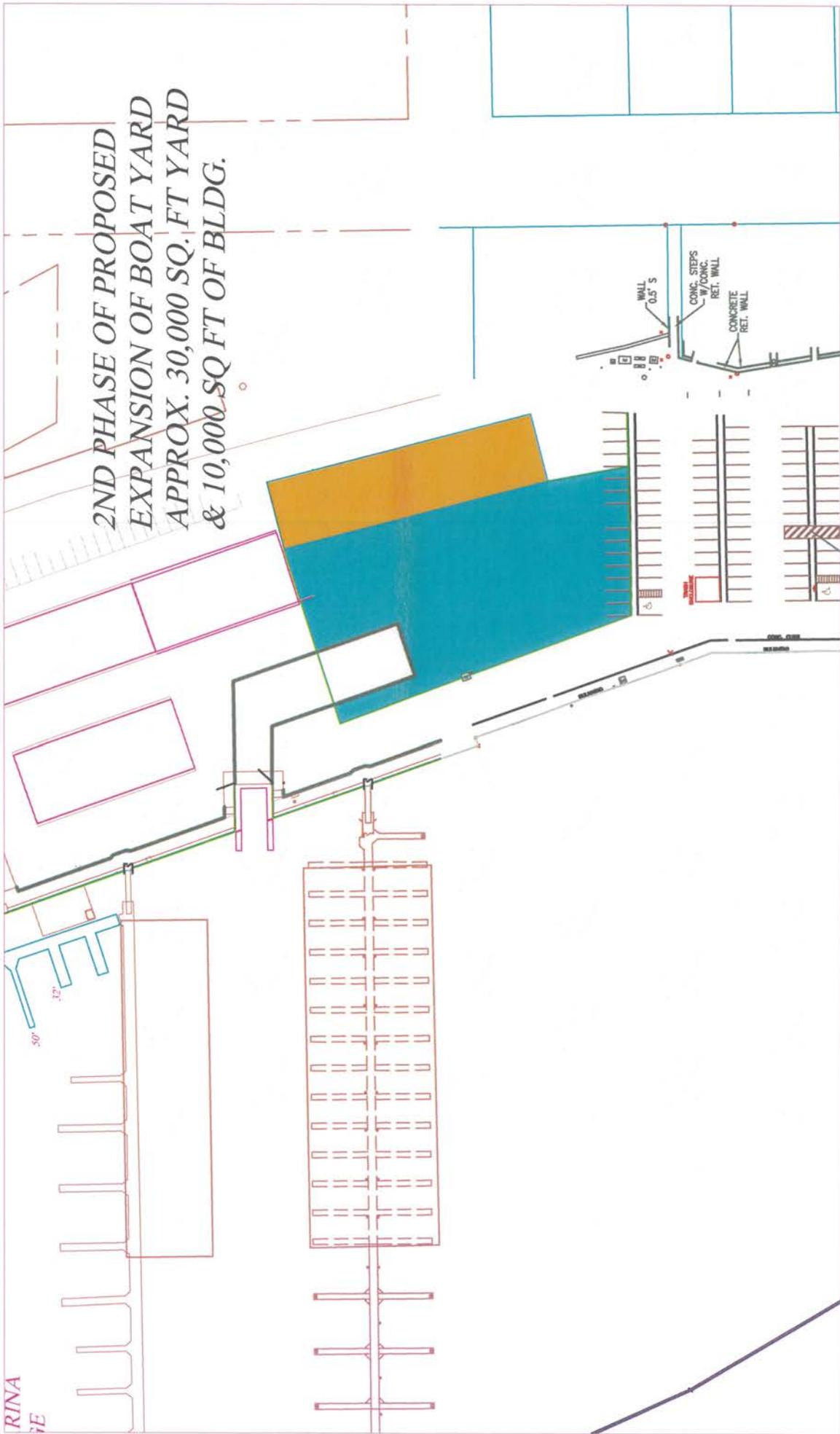
1ST PHASE OF PROPOSED
EXPANSION OF BOAT YARD
APPROX. 6,100 SQ. FT.



DES MOINES MARINA
GUEST MOORAGE
AREA



2ND PHASE OF PROPOSED
EXPANSION OF BOAT YARD
APPROX. 30,000 SQ. FT YARD
& 10,000 SQ FT OF BLDG.



ARINA
E

PROJECT TIMELINE				
PROJECT	COST ESTIMATE	GRANT FUNDING?	NEW REVENUE?	PROJECT DESCRIPTION
2015				
Enlarge boatyard - Phase 1	\$ 15,000	NO	\$12,000 Per Year	Move fence on south side of the yard south to the first row of curbing. Install catch basin and connect to storm water treatment system. Increases size of yard by about 6000 sq. ft.
2016				
Install Pay Parking System In Parking Lots	\$400,000	NO	\$150,000 per year	Install gates and pay stations in Marina parking lots
Enlarge boatyard - Phase 2	\$735,000		\$38,000	Enlarge boat yard from approx. 29,640 sq. ft. of yard and 3760 sq ft of building to approx. 31,800 sq. ft of yard and 5000 sq ft of builid. Marina shop - 2,500 sq. ft. and commercial space 2,500 sq. ft. extend travel lift pier and purchase a 50 ton travel lift.
J - Dock Transformer	\$ 454,112	NO	NO	Extend duct bank from service entrance at the foot of the 6th Ave. Stairway to location near J Dock. Extend duct banks from transformer south to A dock and north to the duct bank at L Dock. Include new sewer line for south lot
Off Site Storage Facility at Public Works Yard.	\$ 30,000	NO	YES	Build a fenced storage yard at the Public Works yard to store large items like float sections, light poles, lumber and large electrical equipment. Convert existing open storage to parking until development occurs.
	\$ 1,634,112		\$200,000 per year	

PROJECT	COST ESTIMATE	GRANT FUNDING?	NEW REVENUE?	PROJECT DESCRIPTION
2018				
Reconfigure D, E & F Docks	\$ 2,460,360	NO	Revenue neutral in early years	Reconfigure D Dock to 36 ' open slips on South Side and 40 ft open on North. Remove E Dock and Re-build F Dock to provide 40 ' open slips on south side and at least 30 ft slips on north side. This project may require some dredging
Replace Tenant Restroom in South Parking Lot	\$ 548,300	SOME	NO	Some grant funding may be available if a public restroom is included in the project.
	\$ 3,008,660		TBD	
2020 - 2022				
New Marina Office with Parking Structure dry shed business decreases, convert to parking. Demolish the existing Marina office, leaving the restrooms until a development project comes on-line.	<i>TBD</i>	?	<i>Project maintains revenue stream from dry sheds and boat storage and creates parking capacity that could be leased to commercial development</i>	Build a two story parking structure on the Dry Shed site with a new Marina Office in the North West Corner. Build the structure to accommodate the dry shed business and off-season boat storage on the 1st level.
	TBD		TBD	
COMMERCIAL DEVELOPMENT	<i>TBD</i>		<i>TBD</i>	

PROJECT	COST ESTIMATE	GRANT FUNDING?	NEW REVENUE?	Project Description
2023				
Replace M Dock	\$ 1,475,000.00	No	Yes - TBD	Replace Dock with all covered moorage.
Replace the timber bulkhead on the north side of the north parking lot. (420 ft.)	\$ 2,312,300	YES	NO	With the public access and beach improvement aspects of this project the City should be able to maximize grant opportunities. Look for alternatives to the sheet pile vertical bulkhead. Include pedestrian accesss to the beach.
	\$ 3,787,300		TBD	
2024				
Replace timber bulkhead from where the new bulkhead ends on the north side of the Guest Moorage Area to the foot of the fishing pier. (560 ft) Remove the timber breakwater and replace it with a similar structure. Provide for a new mooring float along the timber breakwater and north parking lot bulkhead to be used for large boat landings and law enforcement and emergency response vessels.	\$ 4,039,000	MAYBE	YES	This project will "replace" the old touch-n-go- dock with a more substantial float that can be used for landing larger vessels. It will also provide a secure, convenient place to moor law eforcement and emergency response vessels. The "new" revenue would come from moorage fees for the law enforcement and emergency response vessels and to a lesser extent from landings from other vessels like the Argosy Fleet.
Upgrade and Enlarge Public Fishing Pier - Include new public restroom	\$ 2,000,000	YES	NO	
	\$ 6,039,000		TBD	

